



The Granary Barn, High Street, Collingham, Newark





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Offers in excess of £700,000

- BESPOKE A-RATED DETACHED EXECUTIVE HOME
- DESIRABLE VILLAGE FILLED WITH AMENITIES
- STUNNING LIVING/ DINING KITCHEN WITH BI-FOLD DOORS
- LUXURIOUS FOUR-PIECE BATHROOM & MASTER EN-SUITE
- BEAUTIFULLY LANDSCAPED WRAP-AROUND PLOT
- FOUR DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'A' (93)

## STATE OF THE ART! \*\*NO CHAIN!!\*\*

Prepare to be BLOWN AWAY by this INCREDIBLE bespoke built executive home. Captivated by a private non-estate position, set in the heart of a hugely popular and extremely well-served village. Filled with amenities and promoting ease of access to both Newark and Lincoln. This EXCEPTIONAL A-RATED FAMILY SIZED HOME was constructed in 2020 and offers an expansive, sleek and thoughtfully laid out free-flowing design. Created with both comfort and practicality in mind! Spanning approx 2,200 square/ft. Promising LUXURY ON A GRAND SCALE!

From the moment you step inside the copious residence, you'll be captivated by the bright, airy and elegant accommodation, comprising: Inviting reception hall with oak staircase, a GENEROUS DUAL-ASPECT LIVING ROOM, a large study with an array of fitted storage cupboards and work surfaces. An inner hallway with plant room and ground floor W.C. The MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN truly is HEART OF THE HOME! Enhanced by a full range of integrated appliances, instant hot water tap, dining island, two sets of BI-FOLD DOORS and an eye-catching vaulted ceiling. Flooding the room with natural light!

The copious first floor landing leads to a LUXURIOUS FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. The substantial master bedroom boasts a Juliet balcony, large fitted wardrobes and a STYLISH EN-SUITE SHOWER ROOM. Externally, the property boasts fantastic kerb appeal with a WONDERFUL WRAP-AROUND garden offering a newly laid lawn and various patio areas. In particular a central outdoor entertainment space, that cleverly connect the inside with outside! There is a detached DOUBLE GARAGE, with power/ lighting and AMPLE PARKING. Further benefits of this exquisite barn-style detached residence include air-source heating (under-floor heating to the ground floor), OWNED 4kw solar panels, CCTV and a A RATED EPC (93). Viewings are ESSENTIAL to gain a full sense of appreciation!.. YOUR DREAM HOME AWAITS..!



### RECEPTION HALL:

Max measurements provided.

29'1 x 13'6 (8.86m x 4.11m)

### LARGE DUAL-ASPECT LIVING ROOM:

19'10 x 16'2 (6.05m x 4.93m)

### STUDY:

12'10 x 10'3 (3.91m x 3.12m)

### INNER HALL:

7'1 x 3'8 (2.16m x 1.12m)

### PLANT ROOM:

7'1 x 3'7 (2.16m x 1.09m)

### GROUND FLOOR W.C:

7'3 x 4'6 (2.21m x 1.37m)

### SUBLIME LIVING/ DINING KITCHEN:

19'10 x 15'2 (6.05m x 4.62m)

### SITTING ROOM:

12'2 x 10'4 (3.71m x 3.15m)

### UTILITY ROOM:

8'2 x 7'7 (2.49m x 2.31m)

### FIRST FLOOR LANDING:

19'9 x 7'6 (6.02m x 2.29m)

### MASTER BEDROOM:

15'8 x 12'4 (4.78m x 3.76m)

### EN-SUITE SHOWER ROOM:

7'5 x 6'11 (2.26m x 2.11m)

### BEDROOM TWO:

13'1 x 12'2 (3.99m x 3.71m)

### BEDROOM THREE:

12'2 x 10'10 (3.71m x 3.30m)

### BEDROOM FOUR:

13'5 x 8'4 (4.09m x 2.54m)

### LUXURIOUS FAMILY BATHROOM:

12'2 x 7'9 (3.71m x 2.36m)

### DETACHED DOUBLE GARAGE:

Of brick built construction with a pitched tiled roof. Accessed via an electric up/over garage door. Equipped with power, lighting, water supply and over-head eaves storage. Attic trusses provide great scope to adapt the space and convert into further living accommodation. Subject to relevant approvals. A right sided aluminium personal door gives access to the garden.

**EXTERNALLY:**

The property commands a non-estate position, centrally located in a well-served village. The front aspect is greeted with a MULTI-VEHICLE TARMAC DRIVEWAY. Giving access into the DETACHED DOUBLE GARAGE, with external security light. A paved pathway leads to the front entrance door with external up/ down light. The garden cleverly wraps around to create a variety of individual areas, that thoughtfully connect with various elements of the internal ground floor accommodation. The rear garden is laid to lawn with a number of external security lights, a gravelled seating space. Accessed via one of two sets of BI-FOLD DOORS. Situated in the living/ dining kitchen. This leads round to a SUBSTANTIAL PAVED ENTERTAINMENT AREA. Accessed via the second set of BI-FOLD DOORS. Enjoying a complementary raised plant beds, external up/ down lights and a timber framed pergola with a pitched tiled roof. There is an outside tap and various double external power sockets. Fully fenced side/ rear boundaries and an attractive walled front boundary.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides air source heating with under-floor heating servicing the ground floor, panoramic CCTV, 12 owned 4kw solar panels (6 to the front and rear) and aluminium windows/ doors with double glazing throughout. There is currently 7 years remaining on the original new build warranty.

**PLEASE NOTE:** We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 2,220 Square Ft.**

Measurements are approximate and for guidance only. This does not include the detached double garage.

**EPC: Energy Performance Rating: 'A' (93)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'F'****Local Information & Amenities: Collingham**

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





# OLIVER REILLY



## Energy Efficiency Rating

Current	Potential
<i>Very energy efficient - lower running costs</i>	
<span style="background-color: #2e7131; color: white; padding: 2px 10px; border-radius: 5px; display: inline-block;">(92 plus) A</span> <span style="background-color: #2e7131; color: white; padding: 2px 10px; border-radius: 5px; display: inline-block;">(81-91) B</span> <span style="background-color: #90EE90; color: black; padding: 2px 10px; border-radius: 5px; display: inline-block;">(69-80) C</span> <span style="background-color: #FFFF00; color: black; padding: 2px 10px; border-radius: 5px; display: inline-block;">(55-68) D</span> <span style="background-color: #FFB74D; color: black; padding: 2px 10px; border-radius: 5px; display: inline-block;">(39-54) E</span> <span style="background-color: #FF6347; color: white; padding: 2px 10px; border-radius: 5px; display: inline-block;">(21-38) F</span> <span style="background-color: #E63935; color: white; padding: 2px 10px; border-radius: 5px; display: inline-block;">(1-20) G</span>	
<span style="background-color: #2e7131; color: white; padding: 5px 10px; border-radius: 5px; display: inline-block;">93</span>	<span style="background-color: #2e7131; color: white; padding: 5px 10px; border-radius: 5px; display: inline-block;">94</span>
<i>Not energy efficient - higher running costs</i>	



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